

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Omaha Consortium**

State: **NE**

PJ's Total HOME Allocation Received: **\$40,635,092**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	2		
% of Funds Committed	92.78 %	93.44 %	2	92.07 %	58	55	
% of Funds Disbursed	86.48 %	88.06 %	2	84.14 %	55	55	
Leveraging Ratio for Rental Activities	5.92	6.04	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	98.19 %	98.34 %	2	81.45 %	63	57	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.22 %	75.01 %	1	69.74 %	57	55	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.14 %	81.78 %	2	80.97 %	41	41	
% of 0-30% AMI Renters to All Renters***	39.26 %	44.43 %	2	45.50 %	35	37	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.33 %	1	95.55 %	100	100	
Overall Ranking:			In State:	2 / 2	Nationally:	71	73
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,202	\$17,984		\$26,831	647 Units	28.30 %	
Homebuyer Unit	\$21,017	\$19,369		\$15,029	363 Units	15.90 %	
Homeowner-Rehab Unit	\$40,312	\$21,451		\$20,806	75 Units	3.30 %	
TBRA Unit	\$3,795	\$2,481		\$3,228	1,205 Units	52.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Omaha Consortium NE

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,195	\$102,494	\$44,779
State:*	\$88,692	\$94,654	\$22,690
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	58.4	50.4	45.3	54.7	Single/Non-Elderly:	45.9	32.8	30.7	44.4
Black/African American:	34.9	41.9	50.7	37.2	Elderly:	13.3	1.4	21.3	0.0
Asian:	0.2	0.3	0.0	0.4	Related/Single Parent:	23.6	36.4	25.3	45.7
American Indian/Alaska Native:	0.3	0.6	0.0	2.6	Related/Two Parent:	12.1	21.2	20.0	7.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.9	8.3	2.7	2.1
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.3	0.0	0.0					
Black/African American and White:	0.3	0.3	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.3	0.0	0.0					
Asian/Pacific Islander:	0.6	0.3	0.0	0.0					
ETHNICITY:									
Hispanic	5.3	5.8	4.0	5.1					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	52.9	27.0	41.3	45.3	Section 8:	19.3	0.0 [#]		
2 Persons:	21.5	21.2	28.0	28.2	HOME TBRA:	1.1			
3 Persons:	15.5	26.4	8.0	11.5	Other:	4.8			
4 Persons:	6.8	11.6	10.7	6.4	No Assistance:	74.8			
5 Persons:	2.3	6.3	6.7	4.3					
6 Persons:	1.1	4.7	2.7	3.4					
7 Persons:	0.0	1.4	1.3	0.9					
8 or more Persons:	0.0	1.4	1.3	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			109	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Omaha Consortium State: NE Group Rank: 71
 (Percentile)
 State Rank: 2 / 2 PJs Overall Rank: 73
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	98.19	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	77.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	2.3	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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